085.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,800 / 858,800
					USE VALUE:	858,800 / 858,800
					ASSESSED:	858,800 / 858,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANTINORI MAXIM
Owner 2:	KAYNE LAUREL
Owner 3:	
Street 1:	79 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAVASTIO DONNA M--ETAL -
Owner 2:	SHAMBROOM JOHN R -
Street 1:	79 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	350,400	4,400	504,000	858,800
Total Card	0.230	350,400	4,400	504,000	858,800
Total Parcel	0.230	350,400	4,400	504,000	858,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.39 | /Parcel: 454.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53952

GIS Ref

GIS Ref

Insp Date 11/01/18

!6966!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,400	4400	10,000.	504,000	858,800		Year end	12/23/2021
2021	101	FV	339,900	4400	10,000.	504,000	848,300		Year End Roll	12/10/2020
2020	101	FV	340,000	4400	10,000.	504,000	848,400	848,400	Year End Roll	12/18/2019
2019	101	FV	258,200	4400	10,000.	496,800	759,400	759,400	Year End Roll	1/3/2019
2018	101	FV	258,200	4400	10,000.	381,600	644,200	644,200	Year End Roll	12/20/2017
2017	101	FV	258,200	4400	10,000.	360,000	622,600	622,600	Year End Roll	1/3/2017
2016	101	FV	258,200	4400	10,000.	331,200	593,800	593,800	Year End	1/4/2016
2015	101	FV	243,700	4400	10,000.	309,600	557,700	557,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:47:59

LAST REV

Date	Time
04/30/19	15:21:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6966

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVASTIO DONNA	41806-248		1/20/2004		515,000	No	No		
	16366-325		8/1/1985		143,900	No	No		Y

USER DEFINED

Prior Id # 1:	53952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2004	57	Redo Kit	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Meas/Inspect	372	PATRIOT
9/23/2005	MLS	BR	B Rossignol
4/4/2004	MLS	MM	Mary M
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	6									504,000						504,000	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW/RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20555556
Const Adj.:	0.98990101
Adj $ / SQ:	161.106
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430498
Depreciation:	80073
Depreciated Total:	350425

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

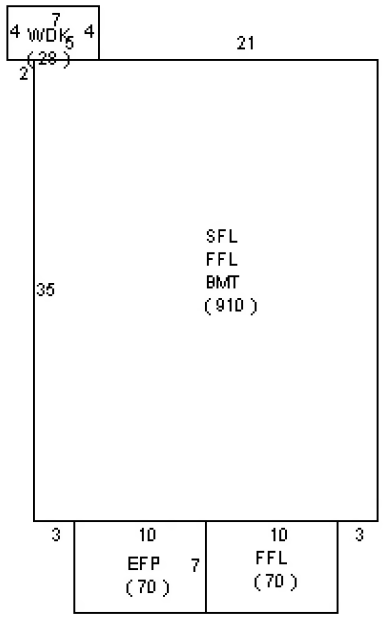
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.11
Special Features:	0	Val/Su Net:	120.91
Final Total:	350400	Val/Su SzAd	185.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	980	161.110	157,884
BMT	Basement	910	48.330	43,982
SFL	Second Floor	910	161.110	146,607
EFP	Enclos Porch	70	65.450	4,582
WDK	Deck	28	15.840	443

Net Sketched Area:	2,898			Total:	353,498
Size Ad	1890	Gross Area	2898	FinArea	1890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1940	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	Total: 4,400

IMAGE

AssessPro Patriot Properties, Inc